









This well-presented two-bedroom first floor flat is available immediately. The accommodation comprises an entrance hall with stairs to the first-floor landing, a spacious lounge, fitted kitchen, two well-proportioned bedrooms, and a bathroom. The property further benefits from double glazing and gas central heating throughout.

Ideally located in the popular residential area of Moorside, the property offers excellent transport links and is conveniently positioned for Doxford International Business Park, the A19, A1(M), Sunderland, Newcastle, and Durham City Centre, making it an excellent choice for commuters.

MAIN ROOMS AND DIMENSIONS

Entrance Hall

With UPVC double glazed entrance door, stairs leading to the first floor landing.

First Floor Landing

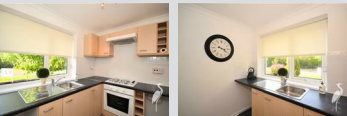
With doors leading to the bedrooms and lounge.

Lounge 14'9" x 11'3"



With UPVC double glazed window, radiator and laminate flooring.

Kitchen 6'8" x 6'7"



Fitted with wall and base units, worktops, inset sink, splash back tiling, UPVC double glazed window and radiator.

Bedroom 1 12'0" x 8'9"



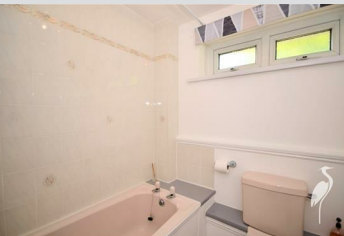
With UPVC double glazed window, fitted wardrobes and radiator.

Bedroom 2 9'8" x 8'10"



With UPVC double glazed window and radiator.

Bathroom 6'8" x 5'5"



with bath and shower over, WC, wash hand basin, splash back tiling, UPVC double glazed window and tiled floor.

Outside

There is lawned garden to the front of the property.

Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a

tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing Appointment

To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Office Opening Hours

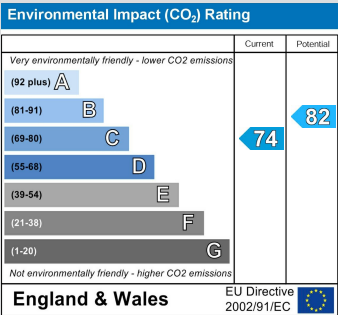
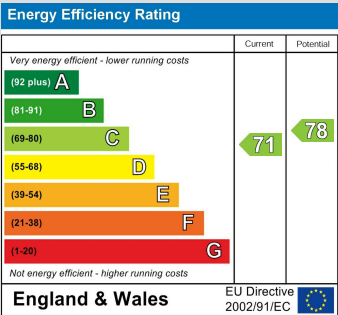
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Lettings Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.



Visit www.peterheron.co.uk or call 01915106114